

Historic District Review Committee
Staff Report
Date of Meeting: September 12, 2011
CAPP2011-0012
Historic District: Goose Creek
Project Planner: Lauren Murphy

Action Item

CAPP 2011-0016 David & Lisa Marvil: New Residential Construction. PIN #492-36-1990.

Background

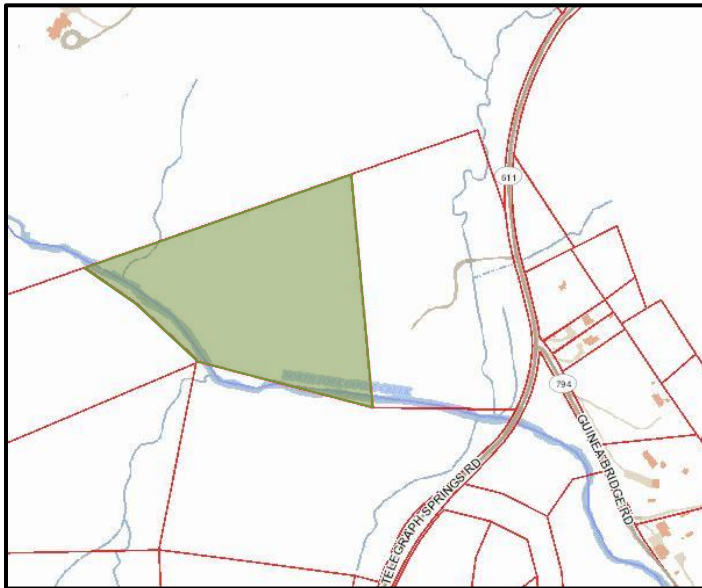


Figure 1: Subject Property, 18917 Telegraph Springs Road

The subject property is a vacant 12.61 acre parcel located west of Telegraph Springs Road in the Goose Creek Historic District. The property represents the southwestern boundary of the Historic District. The adjacent 14.82 parcel to the east of the subject property is also owned by the applicant and is also vacant. The subject parcel is wooded to the north and, to the south; the parcel is predominately floodplain as the North Fork of the Goose Creek traverses the southern boundary. There are also moderately steep slopes on the property.

The environmental conditions on the parcel constrain the location of new construction. The applicant is proposing to construct a two-story, frame residence on a clear, small saddle of land near the northern boundary of the parcel that will not be visible from the public right of way. The residence is oriented to the south with a view to the North Fork of the Goose Creek.

The HDRC approved a single-family dwelling on the subject property in 2010 (CAPP2010-0021). The applicant has redesigned the house after changing contractors and therefore requires a new Certificate of Appropriateness.

Based on the zoning referral dated August 31, 2011, there are no zoning issues with this application.

Analysis

This application is evaluated under the Historic District Guidelines: Goose Creek ("Goose Creek Guidelines" or "Guidelines"), Chapter 4, *Guidelines for New Construction*, with references to Chapter 3, *Guidelines for Site Elements*, and Chapter 7, *Guidelines for Materials*, where appropriate.

A. Landforms and Features:

The proposed application seeks to locate a new residential structure on a vacant lot. The Goose Creek Guidelines recommend minimizing any grade changes and preserving existing landforms in their natural state (Goose Creek Guidelines, *Guidelines for Site Elements, Landforms and Features*, page 38, Guidelines 1& 2). The subject property has moderately steep slopes, flood plain, and existing wooded areas (see Figure 2 below) which limit the areas suitable for construction. The proposed house will be located on a saddle of land which requires little alteration to the natural topography of the subject property. The house is modest in size to accommodate the existing topography of the property. **The application is consistent with the Guidelines for land forms and features.**

B. Siting, Building Placement, and Orientation:

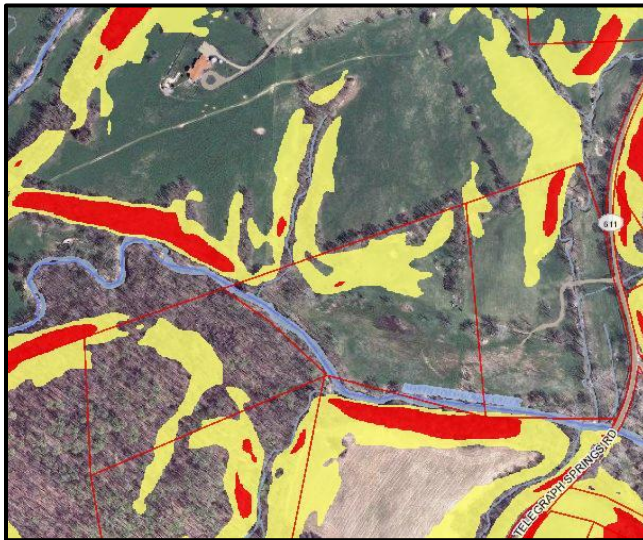


Figure 1: Subject Property, environmental characteristics

The Guidelines state that new construction should be sited according to historic precedents (Goose Creek Guidelines, *Guidelines for Site Elements, Siting*, page 39, Guideline 1). Farm houses were typically sited between two higher landforms, on a saddle of land, rather than on the ridge of a hill. The proposed house is sited on a small saddle of land, consistent with the Guidelines. The site is well shielded by the sloping topography of the subject parcel as well as surrounding sites. As with the

original CAPP2010-0021 approval, the proposed structure will not be visible

from Telegraph Springs Road and is located more than 1000 feet from the road. The house will be oriented to the south such that the woods will provide a visual backdrop and the front elevation will overlook the stream. **The siting of the house meets the Guidelines for the siting, placement and orientation of new construction.**

C. Massing:

The Guidelines recommend that an entire structure should not be contained in one mass. Rather, in order to reduce the perceived mass of a new structure, the structure should be divided into simple intersecting masses with varying rooflines. This technique

mimics historic buildings in the District that have been enlarged over time (Goose Creek Guidelines, Guidelines for New Construction: Massing, page 62, Inappropriate Treatment 1 and Guidelines 1 and 2). The mass of the proposed home is entirely contained in the mass of the main block. However, the front elevation of the proposed structure is articulated with a two-story full length porch which helps relate the massing of the structure to a human scale and reduces the perceived mass of the house. Further, the house is relatively modest in size (approximately 3300 square feet) in comparison with other new construction on large lots in the District. The siting of the house, out of view from the public right-of-way, also serves to reduce the impact of the mass of the structure on the District. **While the Guidelines caution against containing the entire mass of a new house in one mass, the modest size, articulation and siting mitigate the massing and is therefore consistent with the intent of the Guidelines.**

D. Complexity of Form:

The Guidelines state that the form of new construction should follow historic precedents. The proposed structure has a simple rectangular form, consistent with many historic farm houses found throughout the District (Goose Creek Guidelines, Guidelines for New Construction: Complexity of Form, page 63, Guidelines 1 and graphic). **The proposed structure is consistent with the Guidelines for Complexity of Form.**

E. Height, Width and Scale:

The height of the new building should be within 10 percent of the average height of adjacent historic buildings and the width bay divisions should be compatible with the historic architecture of the District. The human scale of the building should be reinforced by using functional elements that reinforce the character of the district (Goose Creek Guidelines, Guidelines for New Construction: Height, Width, and Scale, page 64, Guidelines 1 - 3).

The proposed two-story residence will be sited on a rural lot out of public view. The main block of the house is just over 60 feet in length and 33.5 feet wide. The house is approximately 43 feet tall when measured from the lowest point on the grade at the southwest corner to the peak of the roof (staff notes that the ¼ inch scale is slightly off and the exact height of the structure is therefore unknown). The elevations show approximately 8.75 feet of exposed foundation on the southwest corner. The front elevation is articulated with a two-story full length porch. The closest homes to the proposed house site are roughly ¼ acre away with hills and trees obscuring the sightline. **The proposed residence is generally in keeping with the height, width and scale of the historic architecture in the District.**

F. Roof Form and Materials:

The roof form and materials should relate to neighboring historic examples, with gable roof forms being the most common and preferred. The pitch of the roof should also follow historic precedents, generally pitched between seven-in-twelve and twelve-in-twelve. Traditional roofing materials, such as standing seam metal, are the preference of the Guidelines (Goose Creek Guidelines, Guidelines for New Construction: Roof

Form and Materials, page 66, Guidelines 1 - 3). The proposed house has a twelve-in-twelve roof pitch over the main block, which is consistent with the Guidelines. The front and rear porches have a pitch of six-and-twelve which is outside the range of historic pitches found in the District. However, the two-story porches (full length on the front elevation and partial length on the rear elevation) add visual interest to the structure and help to break up the mass of the twelve-in-twelve roof on the main block. All roofing will be standing seam metal. In order to be consistent with the Guidelines, the panels of the roof should have seams between 1 ¼ inches and 1 ½ inches tall. The HDRC approved CAPP2010-0021 with the condition that panels would have a 17 inch pan width and seams of no more than 1 ½ inch. A similar condition of approval is suggested for this application. **Staff finds the roof form and materials consistent with the Guidelines for New Construction.**

G. Chimney:

The Guidelines indicate that chimneys should be located according to historic precedents, typically on the gable end, and should be constructed of locally available fieldstone or brick. The proposed chimney is clad with brick, laid in a running bond, consistent with the Guidelines (Goose Creek Guidelines, Guidelines for New Construction, Chimneys, page 68, Guideline 1). The proposed house is symmetrical and to follow historic precedent, the chimney should be centered at the gable end of this elevation (Goose Creek Guidelines, Guidelines for New Construction, Chimneys, page 68, Guideline 2b). However, the chimney is off centered to accommodate the interior floor plan. **While the asymmetrical gable end chimney is uncommon of historic buildings, it may be appropriate in this case, given the location of the house.**

H. Doors:

The Guidelines state that new doors should be related to door styles historically found in the Goose Creek District (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 72, Guideline 5). The applicants are proposing a fiberglass front door with six recessed panels. While wood is the preferred material, fiberglass can mimic the appearance of a wood door when viewed from a distance (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 72, Guideline 7). The door is flanked by side lights. The incorporation of a traditional transom above the door would be more consistent with door styles found throughout the district and would provide natural light into the interior foyer. However, as the proposed door is consistent with the style of the house and not visible from the public right-of-way, the side lights may be appropriate in this case.

Three sets of French doors are proposed on the front elevation, exiting onto the second story porch. French doors are also proposed left side and rear elevations. The French door style is not commonly found among historic homes in the district but has become common among new construction. The proposed house is not visible from the road and while the French doors are not appropriate for historic homes, they are compatible with the style of the proposed new construction and assist in articulating the front façade. A third door style is proposed for the rear elevation which will exit on the small first story

porch. This door has nine divided lites and two recessed panels. The proposed door is not visible from the road and is consistent with the design of the house.

In general, the proposed door styles are consistent with the Guidelines for New Construction and are compatible with the style of the house.

I. Windows:

The majority of the proposed windows are six-over-one double hung, consistent with typical window styles in the District. One sixteen-lite casement window is proposed on the second floor of the rear elevation. All of the windows on the front façade are vinyl-clad and will have simulated divided lites (SDL). The use of SDLs meets the Guidelines provided that the muntins are fixed on the interior and exterior and a spacer bar is used between the glass (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 73, Guideline 9).

The window placement on the side and rear elevation is not balanced or symmetrical and is based on the interior design of the residence. Additional windows would be necessary on the side and rear elevations to achieve the symmetry and balance typical of historic buildings in the District. Staff notes that this would result in the installation of windows in bathrooms and closets which may not be desirable.

Typically, windows on the second story are smaller than those on the ground/first level (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 70, text). This diminution of fenestration is found on the side elevations but not the rear. All of the windows on the rear elevation are smaller than those proposed on the other three elevations of the house. Staff also notes that the first story windows on the side elevations are slightly smaller than the first story windows on the front elevation. In order to maintain balance and symmetry, it would be appropriate for all first story windows to be of the same size and all second story windows to be of the same (but smaller) size. Consistency in window dimensions however, does not bring symmetry or rhythm to these fenestrations. **Staff recommends as a condition of approval that the window dimensions for each story are consistent on all elevations.**

J. Front and Rear Porches:

Front porches are a common feature found on many homes in the District. The inclusion of a porch in new construction helps relate the home to other historic buildings. The Guidelines for front porches state that new porch designs should “reflect the size, materials, proportion and placement of historic porches in Lincoln, or rural areas of the District” (Goose Creek Guidelines, Guidelines for New Construction, Front and Rear Porches, page 74, Guideline 1). The applicant proposes a two-story full length front porch, which (as noted above) helps to reduce the perceived mass of the structure as well as add visual interest to the front elevation.

Each proposed porch on the front elevation has eight 5x5 chamfered posts. The porches are proposed to be constructed of composite decking material (Trex) with the

exception of the brick veneered supports. The flooring of the deck is proposed to be tongue and groove composite. While the Guidelines indicate that wood is the preferred material for details such as porches, the composite material will visually emulate wood and is acceptable on new construction projects.

The applicant also proposes a small rear two-story porch. The incorporation of a rear porch is preferable to a deck as decks have no historic precedence in the District (Goose Creek Guidelines, Guidelines for New Construction, Decks, page 75, inappropriate treatment 1 and text). The proposed two-story porch extends into a small uncovered landing just beyond the French doors. This landing could read as a deck however, the design of the landing has been integrated into the house through the application of traditional porch details (Goose Creek Guidelines, Guidelines for New Construction, Decks, page 75, Guideline 3). The rear porch will match the front porch design details (posts, railings) but will not run the full length of the house. **The front and rear porches are consistent with the Guidelines for New Construction.**

K. Foundation:

Foundations should be distinguished from the rest of the building, respecting the height, contrast of materials, and foundation textures on surrounding historic buildings. The Guidelines identify parging as an appropriate foundation treatment on smaller buildings and additions. The preferred materials are stone or stone veneer matching the local stone. The Guidelines introduce the possibility for brick veneer but indicate that brick was rarely used due to its porous nature (Goose Creek Guidelines, Guidelines for New Construction: Foundations, page 76, Guidelines 1 – 5 and 7).

The applicants' statement of justification (SOJ) indicates that the proposed foundation will be parged, with the option to use either brick or stone. The HDRC approved CAPP2010-0021 with the condition that the foundation would be parged or faced with brick. The elevations show a brick veneer on the entire foundation. The Guidelines indicate a clear preference for stone as the foundation material in the District. Parging is identified by the Guidelines as an appropriate finish only on smaller buildings, and brick was not commonly used as a foundation material due to its porous nature. The use of a stone veneer would help to relate the proposed house with its non-traditional details (such as the front doors on the front elevation) to the historic character of the Goose Creek District. If stone foundation is used, the porch piers should also be veneered in stone. **In order to be consistent with the Guidelines, Staff recommends a condition of approval that the foundation be veneered with a locally available stone. However, as the house will not be visible from the public view and because the largest amounts of exposed foundation are located on secondary elevations, the HDRC may find parging or brick veneer appropriate in this context.**

L. Materials and Textures:

Materials should be compatible with and complimentary to adjacent historic buildings. Traditional materials, such as stone foundations, standing seam metal roofs, wood siding, and wood trim and decorative features, are preferred. However, substitute

materials may be appropriate for new construction if the traditional patterns are followed and they replicate the visual qualities and workability of the original material. The wall cladding should be consistent on all sides of the same mass of a building (Goose Creek Guidelines, Guidelines for New Construction: Materials and Textures, page 80, Guidelines 1 – 9). Staff has evaluated the roof and foundation materials in previous sections. The applicant proposes to side the new residence with smooth Hardieplank siding with a 7” reveal. Hardieplank will also be used for all trim (including windows and doors). **This material meets the Guidelines for New Construction.**

Findings

1. The siting of the proposed residence respects the natural features on the property and will not be visible from the public right of way. The proposed siting will be shielded from adjoining properties by surrounding topography and will not require significant alterations to the natural landform which is consistent with the Goose Creek Guidelines for New Construction.
2. The siting, setback; massing; complexity of form; height, width, and scale; and directional expression of the proposed residence generally meet the Guidelines for New Construction.
3. The proposed roof form and materials; doors; window and door trim; front and rear porch design; and siding generally meet the Guidelines for New Construction.
4. The 6/6 windows are consistent with the Guidelines. However, the window sizes vary on each elevation which detracts from the balance of the overall design. The windows on the side and rear elevations are not balanced or symmetrical and are based on the interior design of the residence.
5. The proposed chimney location is not consistent with historic residence with gabled roof forms. However, because of the siting of the house, the chimney may be considered appropriate in this case. The chimney material and masonry pattern are consistent with the Guidelines.
6. The parged concrete foundation is not consistent with the Guidelines. Stone or stone veneer is the most common and appropriate foundation treatment found in the District and would help to relate the house to its natural surroundings and the character of the District.

Recommendation

Staff recommends approval of the application with the following condition to bring the application into conformance with the Guidelines:

1. That the window dimensions for each story are consistent on all elevations.
2. That the foundation is veneered in stone.
3. That the standing seam metal roof will have no more than 1 ½ inch seams and a panel width of 17 inches.

Suggested Motions

1. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0016 for the construction of a single family house at 18917 Telegraph Springs Road in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page 7 of the staff report dated September 12, 2011 with the following condition:*
 - a. *That the window dimensions for each story are consistent on all elevations.*
 - b. *That the foundation is veneered in stone.*
 - c. *That the standing seam metal roof will have no more than 1 ½ inch seams and a panel width of 17 inches.*
2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0016 for the construction of a single family house at 18917 Telegraph Springs Road in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page 7 of the staff report dated September 12, 2011 as submitted.*
3. *Any alternative motion ...*